1		WEST VALLEY CITY, UTAH		
2		ORDINANCE NO. 08-60		
3	Draft Dates:	11/20/2008		
4	Date Adopted:	01/13/2009		
5	Date Effective:	_01/26/2009		
6				
7 8 9 10		AN ORDINANCE AMENDING SECTION 7-2-126 OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE REGARDING THE DIVISION OF TWO-FAMILY DWELLINGS.		
11	WHEI	REAS, the City desires to amend Section 7-2-126 of Title 7 of the West Valley City		
12	Municipal Cod	e in order to allow the two lots resulting from the division of a duplex lot to be less than		
13	4,000 square fe	et if certain requirements are met; and		
14	WHE	REAS, the City Council of West Valley City, Utah, does hereby determine that it is in the		
15	best interests of	f the health, safety, and welfare of the citizens of West Valley City to amend Section 7-2-		
16	126 of Title 7 of the West Valley City Municipal Code to reflect these changes.			
17	NOW,	THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as		
18	follows:			
19	Section	1. Repealer. Any provision of the West Valley City Municipal Code found to be in		
20	conflict with th	is Ordinance is hereby repealed.		
21	Section	<b>a 2. Amendment.</b> Section 7-2-126 of Title 7 of the West Valley City Municipal Code is		
22	hereby amende	d to read as follows:		
23	7-2-126.	DIVISION OF TWO-FAMILY DWELLING.		
24	(1)	Upon certification by the Zoning Administrator, a legally existing two-family dwelling		
25	may be divided	d into attached single-family dwellings by dividing the lot. Each dwelling shall have a		
26	minimum lot a	rea equal to one half the minimum lot area required in the zone for a two family dwelling,		
27	but in no case shall the area of each new lot be less than 4,000 square feet. Each dwelling shall conform			
28	to all building,	fire, health, parking and all other applicable requirements for a single-family dwelling. If		
29	the two-family	dwelling has not been altered from when it was first constructed, the current setback,		
30	parking, lot wie	dth, and lot area requirements may be waived. An application for lot division certification		
31	shall be accompanied by a survey, prepared by a registered surveyor, showing lot dimensions, buildings			
32	parking and any other information deemed necessary by the Zoning Administrator. The Zoning			
33	Administrator may attach conditions to certification consistent with the purpose of this Title. Any sale			
34	prior to the certification provided for above, dividing a lot occupied by a two-family dwelling, shall be a			
35	misdemeanor.			

36	(2) In a	ddition to	the requir	rements li	sted ab	ove in	paragraph	1 of this	Section,	the
37	requirements listed b	elow shall	also apply t	o an appli	cation to	divide	a two-famil	y dwelling.	The requ	uired
38	improvements and ar	ny needed n	naintenance	shall be c	omplete	d prior t	o the prope	rty being di	vided.	
39	(a)	The pro	perty shal	l be insp	ected by	the C	ity to veri	fy complia	nce with	the
40	maintenance standar	ds found in	Sections 2	24-7-103 t	hrough 1	24-7-10	6 and in Se	ection 7-2-1	18 (6) o	f the
41	City Code prior to the property being divided.									
42	(b)	An auto	matic irriga	ation syste	m shall l	oe provi	ded for all l	landscaped	areas.	
43	(c)	At least	25 points v	worth of in	nprovem	ents fro	m the follow	wing list sh	all be ma	de to
44		the pro	perty. If t	the prope	rty has	already	been imp	proved wit	h all of	the
45		improve	ements liste	d below, r	o other	improve	ments shall	be required	<b>d.</b>	
46		(i)	Installing r	ain gutters	s (5 poin	ts)				
47		(ii)	Upgrading	to double	or triple	pane vi	nyl window	vs (10 point	s)	
48		(iii)	Replacing	evaporativ	e cooler	s with c	entral air (1	0 points)		
49		(iv)	Installing 1	andscapin	g that ex	ceeds th	ne standards	s in Section	24-7-103	3 (10
50			points)							
51		(v)	Upgrading	the sidin	g from	wood o	r aluminun	n to fiber o	cement si	iding
52			(hardie pla	nk/board),	stucco,	rock or	brick. (20 p	oints)		
53		(vi)	Adding shu	itters to w	indows o	on at lea	st the front	façade (5 p	oints)	
54		(vii)	Adding a	brick or	stone wa	ainscot	on at least	the front	elevation	(10
55			points)							
56		(viii)	Installing a	covered	porch or	covere	d entrance	over each f	ront door	r (10
57			points)							
58		(ix)	Installing s	creen doo	rs on eac	ch front	door (5 poi	nts)		
59		(x)	Adding a	carport o	r garage	for ea	ch unit tha	at meets th	e approp	riate
60			setbacks ar	nd is not p	laced in	the fron	t yard (20 p	oints)		
61		(xi)	Adding art	iculation t	o a simp	ole gable	e roof by a	dding hips,	gables or	n the
62			front, or ot	her means	accepta	ble to C	ity staff (20	points)		
63		(xii)	Replacing	carports o	r garage	s in the	front yard	with carpo	rts or gar	rages
64			in the side	or rear yaı	rd that m	eet the a	appropriate	setbacks (2	0 points)	
65	Section 3. S	everability	. If any pro	ovision of	this Ord	inance i	s declared t	o be invalid	l by a cou	ırt of
66	competent jurisdiction	n, the rema	inder shall	not be affe	ected the	reby.				
67	Section 4.	<b>Effective</b>	<b>Date.</b> Thi	s Ordinar	nce shall	take e	ffect imme	diately upo	on postin	ıg as
68	required by law.									
69 70	PASSED and Al	PPROVED	this		day	of			, 2	2008.

/ I		
72		WEST VALLEY CITY
73		
74		
75		
76		
77		MAYOR
78		
79	ATTEST:	
80		
81		
82		
83		_
84	CITY RECORDER	